

\$859,800 - 73 Kincora Glen Rise Nw, Calgary

MLS® #A2143837

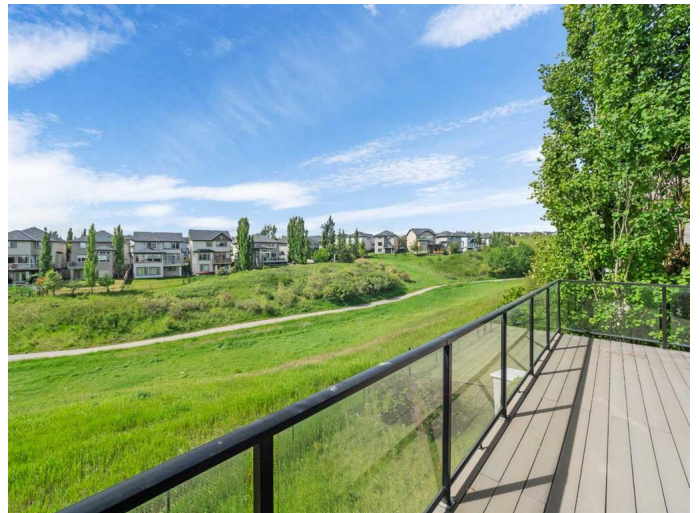
\$859,800

4 Bedroom, 4.00 Bathroom, 2,358 sqft

Residential on 0.09 Acres

Kincora, Calgary, Alberta

(Open house: 2:30pm-4:30pm August 18, Saturday) Look No further! Welcome to this stunning dream house in the vibrant and prestigious community of Kincora, nestled in the sought-after NW area of Calgary. Features Fully Finished Walkout Basement. Enjoy additional living space and direct access to the outdoors. Easy to convert it to secondary suite with city approval and permits. Backs Onto Ravine and Walk Path. Scenic views and tranquility right from your South-Facing backyard. Sun-soaked and perfect for outdoor gatherings. Newly Painted and Engineered Hardwood Flooring throughout: Modern and low maintenance. Granite Countertops and Raised Kitchen Cabinets in kitchen: A chef's dream. Built-In Ceiling Speakers in Kitchen and Bonus Room area: Elevate your audio experience. Impressive Vaulted High Ceiling for Bonus Room: A versatile space. Large Laundry Room: Convenient and functional. Master Suite: Oversized bedroom with ravine views, his & hers double vanity, a large soaker tub and spacious walk-in closet with cabinets and organizers. Handyman's dream Double Garage: Upgraded flooring, workshop space, and ample shelving. Maintenance-Free Deck with BBQ Gas Line and beautiful glass railing, Ideal for entertaining. Stamped Concrete Patio on Lower Level, perfect for relaxing. Bright and Open Walkout Basement: Storage heaven or showcase for your collection. Wet Bar with sink and beverage Center and built-in cabinets



with microwave space: Entertain in style.
Additional 4th Bedroom and Modern Bathroom
in Basement: Perfect for guests or big family.
Central Vacuum System and Central Air
Conditioning with Two-Zone Climate Control:
Convenient and Comfortable year-round!
Available for Immediate Possession! Don't
miss out! act now! Feel free to reach out if
you need more information or want to
schedule a viewing!

Built in 2009

Essential Information

MLS® #	A2143837
Price	\$859,800
Sold Price	\$835,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,358
Acres	0.09
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	73 Kincora Glen Rise Nw
Subdivision	Kincora
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0B6

Amenities

Amenities	Park, Playground, Visitor Parking
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Utilities	Electricity Connected, Natural Gas Connected, Water Connected
Parking Spaces	4
Parking	Concrete Driveway, Covered, Double Garage Attached, Driveway, Garage Door Opener, Insulated, Secured

Interior

Interior Features	Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Track Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Central, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air, Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Circulating, Family Room, Gas, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, BBQ gas line, Lighting, Playground, Private Entrance, Private Yard, Rain Gutters, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, City Lot, Environmental Reserve, Few Trees, Lawn, Gentle Sloping, No Neighbours Behind, Landscaped, Street Lighting, Yard Lights, Paved, Sloped Down, Views
Roof	Asphalt
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 27th, 2024
Date Sold	September 5th, 2024
Days on Market	69
Zoning	R-1N
HOA Fees	200.00
HOA Fees Freq.	ANN

Listing Details

Listing Office RE/MAX House of Real Estate

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